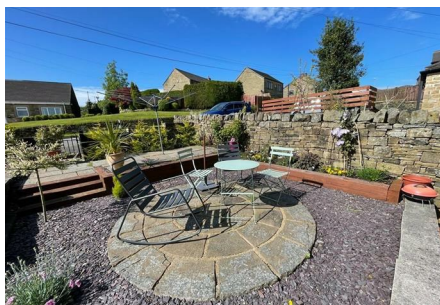




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**6a High Street, Huddersfield, HD7 4NJ**

**Offers In The Region Of £275,000**

\*SOUGHT AFTER LOCATION OF SCAPEGOAT HILL, GOLCAR\* ADM Residential are pleased to offer to market this \*THREE BEDROOM\* \*DETACHED PROPERTY\* In ready to move into condition and set within a popular residential cul-de-sac with stunning views across the countryside. Despite it's semi-rural location, the property is situated close to all local amenities, pubs, cafes, shops, well regarded schools and easy access to the M62 motorway network. The property is ideally suited to an array of buyers, offering good sized and versatile accommodation which boasts gas central heating and double glazing throughout with security alarm system, briefly comprising of: Entrance door leading to reception hallway with access to separate cloaks room, well appointed dining kitchen, spacious lounge with french doors leading to the rear garden. To the first floor landing: access to a loft hatch, three good sized bedrooms and a modern house bathroom. Externally the property boasts tarmac, double driveway providing ample off road parking to the front aspect and to the rear is a tiered, low maintenance, south facing garden with far reaching views. An excellent purchase for First Time Buyers or as a family home, this property must be viewed to appreciate all it has to offer. Contact the agent today on 01484 644555 to arrange your viewing! \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





### ENTRANCE DOOR

A uPVC entrance door with featured opaque double glazed window, leads to:

### RECEPTION HALLWAY



A welcoming reception hallway with spindle staircase rising to the first floor landing, featuring wall mounted security alarm system, useful separate cloaks room/w.c. Finished with wall mounted gas central heated radiator, tiled effect flooring, doors leading to:

### DINING KITCHEN 15'3 x 9'55 (4.65m x 2.74m)



A charming, well appointed dining/kitchen with uPVC windows to the front aspect, featuring a matching range of base and wall mounted units in Grey with contrasting laminate working surfaces and complimentary tiled splash backs. Incorporate a stainless steel sink unit with drainer and mixer tap, integral electric oven and four ring gas hob with pull out extractor hood over. Wall mounted combi-boiler, plumbing for automatic washing machine and space for a fridge freezer. There is ample space for a dining table and chairs, finished with inset ceiling spot lights, wood effect laminate flooring and french doors lead to:

### LOUNGE



The heart of any home is this delightful, spacious lounge with uPVC windows and uPVC french doors to the rear aspect overlooking the garden and stunning views beyond, providing an abundance of natural lighting. Featuring an Adam-Style fire surround with contrasting tiled back and marble effect hearth with inset gas fire. Finished with T.V point, telephone point and wall mounted gas central heated radiator:

### DOWNSTAIRS CLOAKSROOM



Useful downstairs cloaks room with uPVC opaque window to the side aspect. Incorporating a hand wash basin and a low level flush w/c, finished wall mounted gas central heated radiator and tiled effect flooring:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC window to the side aspect. Access to a spacious loft via hatch and doors leading to:

### BEDROOM ONE



Spacious, double bedroom with uPVC windows boasting a pleasant outlook over the rear garden and views across the Colne Valley. Featuring fitted wardrobes and built-in dresser units to one wall, matching bedside cabinets. Finished with Telephone point and wall mounted gas central heated radiator:

### BEDROOM TWO



A second double bedroom with uPVC window overlooking the front aspect, finished with wall mounted gas central heated radiator:

### BEDROOM THREE



Third bedroom with uPVC window to the rear aspect, finished with wall mounted gas central heated radiator:

### BATHROOM 9'55 x 8'6 (2.74m x 2.59m)



A fantastic sized, modern fitted bathroom with uPVC opaque window to the front aspect featuring a three piece suite in white and chrome effect fittings. Consisting of:- panelled bath with mixer shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, inset ceiling spot lights, wall mounted gas central heated radiator and tiled effect flooring:

### EXTERNALLY



Externally the property boasts a double driveway to the front aspect with space for two vehicles, outdoor tap, paved paths with pebbled areas, lawned section and further path leading to side



gate. To the rear paved path leads to a tiered, south-facing garden with flower borders and two flagged patio areas with low-level wall boundaries and wrought iron gate. Boasting far-reaching views across the Colne Valley area, making it an ideal space for entertaining outdoors and bistro dining during the summer months:

Access to the property is via Bonny Clough View\*

### OFF ROAD PARKING



Off road parking via driveway to the front aspect:

### ADDITIONAL PHOTOGRAPHS

Additional photographs of the property:

### About The Area GOLCAR

Local schools in the Golcar area are as follows:

Scapegoat Hill Junior and Infant School, Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School, Royds Hall Community School, Huddersfield Grammar School, Colne Valley High School, Moor End Academy, Salendine Nook High School Academy, Huddersfield New College, Greenhead College.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2166-6542-0221-1114-7119>

### Tenure

This property is Freehold.

### Council Tax Bands

The council Tax Banding is "C"

Please check the monthly amount on the Kirklees Council Tax Website.

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

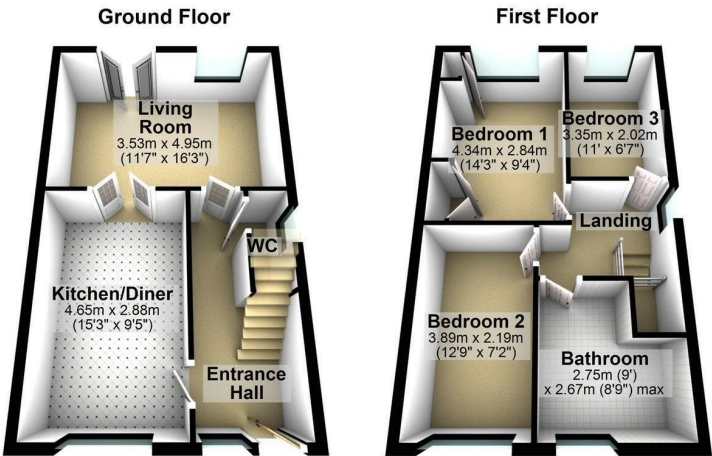
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No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

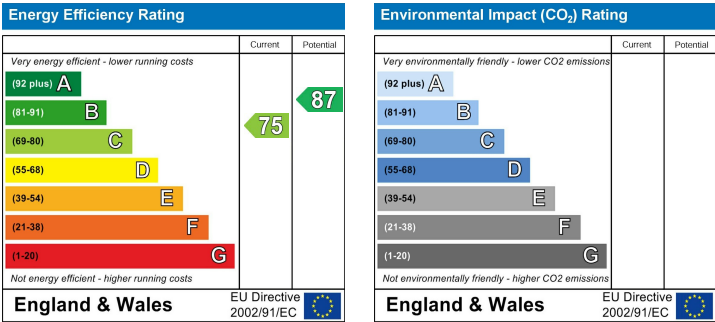
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## Floor Plan



## Energy Efficiency Graph



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